

Land off East Delph, Whittlesey

CAMBRIDGESHIRE, PE7 1UW

Freehold for Sale - Residential Development Opportunity



savills



KEY HIGHLIGHTS

- The Property is located to the north of Whittlesey, Cambridgeshire;
- The Property extends to approximately 1.9 hectares (4.69 acres);
- The Property benefits from outline planning permission for 58 dwellings (of which 15 dwellings are affordable);
- Unconditional offers are invited for the freehold interest with vacant possession;
- Offers are invited by **12 noon on Wednesday 18th March 2026.**

INTRODUCTION

On behalf of Showfields Limited (“the Landowner”), Savills (UK) Ltd (“Savills”) is pleased to offer for sale the freehold interest in the Land off East Delph, Whittlesey, Cambridgeshire (hereafter referred to as “the Property”).

The Property extends to approximately 1.9 hectares (4.69 acres) and comprises two rectangular shaped parcels, presenting an excellent opportunity for residential development within the Cambridgeshire area.

The method of disposal is by informal tender, with the deadline for bids at **12 noon on Wednesday 18th March 2026.** Offers are invited on an unconditional basis with a preference for clean bids and to parties who can clearly demonstrate they have undertaken a comprehensive analysis of the site.

LOCATION & DESCRIPTION

The Property is located 11.3km (7 miles) east of Peterborough and situated in the northern part of Whittlesey, to the east of East Delph Road, within the western section of the former Showfields land.

Whittlesey is a thriving market town offering a range of amenities, including schools, health centres, shops, eateries, and sports facilities.

The area is well served by local bus routes and Whittlesea railway station is located approximately 2.5 km (1.6 miles) south of the Property, which offers quick connections to Peterborough in 10 minutes, Cambridge in 45 minutes, and Ipswich in 90 minutes.

The Property extends to approximately 1.9 hectares (4.69 acres) and comprises of flat, open grass fields and scrubland of no particular character, currently unused and vacant. The site is sheltered on three sides by existing residential development and its northern aspect overlooks green space, with open fields beyond.





PLANNING

The Property falls under the jurisdiction of Fenland District Council and has the benefit of the following planning permission:

Reference	Description	Status
F/YR21/1360/O	Erect up to 58 no dwellings (outline application with matters committed in respect of access)	Granted on 14 December 2023

A copy of the planning application documents can be sourced from the Fenland District Council website under the above planning reference.

The planning permission grants 58 dwellings, including 15 affordable homes (25%), comprising a mix of 1,2,3 and 4 bed dwellings.

TENURE & POSSESSION

The Property is owned freehold by Showfields Limited under part of Land Registry title number CB283023.

We advise that parties make themselves fully aware of the title information available and make themselves comfortable with the content therein.

METHOD OF SALE

The Property is offered for sale by informal tender, with a bid deadline of **12 noon on Wednesday 18th March 2026.**

OVERAGE

Overage will be considered although the unconditional price will be the foremost consideration.

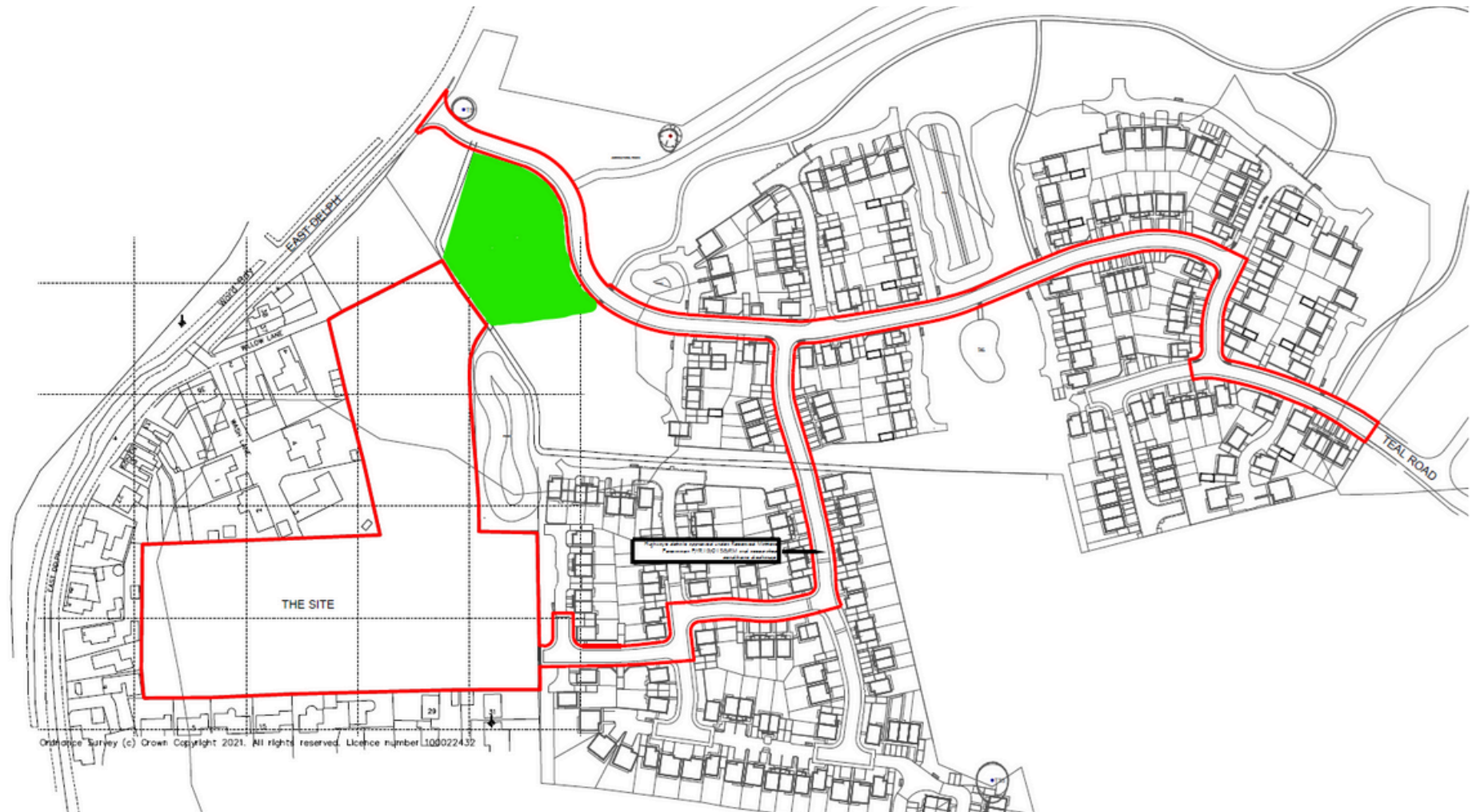
WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

The Property is sold subject to all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

ACCESS & RETAINED RIGHTS

Access into the Property is currently via an existing turning head at the end of Doublet Drive within the Persimmon Homes development. The whole of the neighbouring Persimmon development, including the estate roads, the spine road and the junction on East Delph, have been designed to also serve this further development land and the relevant roads have already been approved.

A series of access and service rights have been retained across the Available Property (being all land not forming part of Persimmon's residential plots or curtilages, including public open space). The reserved rights allow the Landowner and its successors in title to construct a future roadway from Wetland Way to the north east boundary of the Property, together with any required footpaths, verges and visibility splays, and to connect into Wetland Way (as indicated by the area in green on the attached plan for illustrative purposes). This provides direct access into the Property without the need to route vehicles through the Persimmon development via Doublet Drive. The TPI Transfer which confirms these rights is available upon request.



BIDS & TIMING

Offers are invited on an unconditional basis. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property.

The method of disposal is by informal tender and the deadline for bids is **12 noon on Wednesday 18th March 2026**.

Offers are to be sent by email addressed to maxwell.fahie@savills.com.

The Landowner will not be bound to accept the highest or indeed any offer and may withdraw the Property from the market at any time.



BID SUBMISSION CHECKLIST

Please ensure the following information is submitted as part of any bid.

Bid Terms

Headline net purchase price (ex VAT)

Confirmation that the offer is unconditional

Confirmation of deposit payable upon exchange of contracts

Payment terms and profile

Price adjustments (if any)

Legal and Due Diligence

Confirmation of acceptance of overage (if applicable)

Details of solicitors to be instructed

Proof of funding, including sources

List of technical due diligence required prior to exchange

Timelines and Approvals

Anticipated timetable to exchange and completion, including approvals process

Outline of internal board approval process

Development and Appraisal Assumptions

S106	Total S106 Contributions (ex Indexation)
	Amount for S106 Indexations
Abnormals	Foundations
	Demolition
	Remediation
	Earthworks / topsoil
	Plot connections
	Landscaping

Any further abnormals

Track Record

Details of relevant experience and any nearby land interests

Land off East Delph Whittlesey



IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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VIEWINGS

Viewings are by appointment to be arranged through Savills Cambridge office. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale.

VAT

Please note that VAT will be charged on the sale of the Property.

CONTACT

For further information please contact:

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